



**PLANNING COMMISSION
Minutes of the Adjourned Regular Meeting
Council Chambers
8200 Westminster Boulevard
Westminster, CA 92683
August 31, 2016
6:30 p.m.**

1. PLANNING COMMISSION ROLL CALL:

ANDERSON, MANZO, NGUYEN, RICE, AND VO

PRESENT: Nguyen, Manzo, Rice

ABSENT: Anderson, Vo

STAFF PRESENT:

Steve Ratkay, Associate Planner, Alexis Oropeza, Associate Planner, Soroosh Rahbari, Community Development Director, Brian Fisk, Interim Planning Manager, Shelley Dolney, Administrative Assistant, Wendy Nowak, Placeworks Associate Principal, Amanda Tropiano, Placeworks Senior Associate, Nicole Morse, Placeworks Associate Principal, Adolfo Ozaeta, City Traffic Engineer, Margie Rice, Council Member.

2. SALUTE TO FLAG:

Commissioner Nguyen led the salute to the flag.

3. REPORT FROM PLANNING SECRETARY ON LATE COMMUNICATION ITEMS

Associate Planner Ratkay stated one late communication had been received from the Kennedy Commission related to item 8.1.

4. EX PARTE COMMUNICATIONS - None

5. SPECIAL PRESENTATIONS - None

6. ORAL COMMUNICATIONS - None

7. APPROVAL OF MINUTES – August 17, 2016

The Commission continued the minutes of August 17, 2016 to the next meeting due to lack of Commissioners present, who were also in attendance at the August 17, 2016 meeting, to move the minutes to a vote.

8. PUBLIC HEARINGS

8.1 Case No. 2014-68 General Plan and Draft Environmental Impact Report (State Clearing House No. 2015111068)

Location: Citywide

Applicant: City of Westminster

Continued from August 17, 2016

A presentation of the 2016 General Plan Public Hearing Draft, Implementation Plan Public Hearing Draft, and associated Draft Environmental Impact Report (EIR).

The proposed General Plan updates and reorganizes all elements of the current General Plan except for the Housing Element (last updated January 2013 and is valid through October 2021). The state mandated elements of the updated General Plan are organized into the following Chapters:

- Land Use;
- Mobility;
- Parks and Recreation;
- Infrastructure and Natural Resources; and
- Public Health and Safety

The City of Westminster also elected to prepare two optional elements to address special community priorities:

- Economic development
- Community Design

An Implementation Plan, prepared concurrently with the General Plan, establishes the actions needed to be carried out so that the vision, goals, and policies identified in the General Plan can be achieved.

An Environmental Impact Report (EIR) has been prepared as a companion document to the General Plan and assesses the potential environmental impacts generated and mitigation measures to address the impacts.

CEQA: The Draft Environmental Impact Report has been prepared in accordance with the California Environmental Quality Act (CEQA). According to Section 15168 of the CEQA guidelines, a Program EIR may be prepared for a series of actions that can be characterized as a single project. The EIR prepared for the General Plan meets the requirements for a Program EIR. The EIR assesses the potential impacts that are generated by the goals and policies of the General Plan, and identifies mitigation measures to address those impacts. Unavoidable significant adverse impacts have been identified in four environmental topic areas: 1) Air Quality; 2) Greenhouse Gas Emissions; 3) Noise; and 4) Transportation and Traffic.

The Draft EIR and Technical Appendices were available for public review and comment for the 45 days from July 1, 2016 through August 18, 2016. Draft response to comments have been prepared for the Planning commission's consideration.

VICE CHAIR MANZO OPENED THE CONTINUED PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK ON THE MATERIALS PRESENTED THUS FAR; THERE BEING NO SPEAKERS, VICE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Associate Planner Steve Ratkay noted a change in the title of the General Plan project which was formerly referred to as the 2015-2035 General Plan. He explained going forward the project will be referred to as the 2016 General Plan. He stated this will reference the year the General Plan is adopted and added the change is reflected in the final resolutions for the meeting tonight.

Senior Associate Amanda Tropiano provided a Power Point presentation to the Commission. She stated the Planning Commission meeting held on August 17th provided a comprehensive overview of the General Plan highlights and tonight's meeting will focus on work that has been completed in the past two weeks as it relates to the environmental impact report and CEQA requirements.

Project Overview

Establishing the Framework
Developing the Land Use Plan
Drafting the General Plan & EIR

Environmental Impact Report

California Environmental Quality Act (CEQA):

- Disclose project impacts to public and decision makers
- Identify ways to avoid or reduce environmental impacts (mitigation measures)
- Analyze alternatives to the proposed project
- Foster inter-agency coordination and review
- Most impact generated by the General Plan can be mitigated to "less than significant" through design strategies, code requirements, fees, etc.
- However, even with mitigation, General Plan projects can result in some unavoidable impacts. In Westminster, these unavoidable impacts are related to:
 - Air Quality
 - Greenhouse Gas Emissions
 - Noise
 - Transportation/Traffic
- If the City finds that the benefits of the project outweigh the unavoidable impacts, they can adopt a "Statement of Overriding Considerations" as part of the project's approval

Comments Received

Received a total of 7 comment letters:

- Garden Grove Unified School District
- The Kennedy Commission
- Naval Weapons Station Seal Beach
- Orange County Fire Authority (OCFA)
- Orange County Transportation Authority (OCTA)
- State of California Department of Transportation, District 12
- Ross Bartlett, et. al.

Response to Comments

- Comments on the Draft Environmental Impact Report are addressed in the “Draft Response to Comments”
- Comments on the General Plan and/or Implementation Plan have been addressed in the Staff Report
 - OCTA
 - The Kennedy Commission
 - Naval Weapons Station Seal Beach

Senior Associate Amanda Tropiano noted the comment letter received in late communication from the Kennedy Commission was the same comment letter previously received and already addressed in the EIR response to comments, she stated there were no changes between the two comment letters.

Next Steps

- September 14, 2016: City Council #1
- September 16, 2016: Beginning of mandatory 10-day agency statutory review period for Final EIR
- September 28, 2016: City Council #2
 - Adopt the General Plan and certify the EIR

Vice Chair Manzo inquired how the Implementation Plan will be initiated. Senior Associate Amanda Tropiano stated that the City Council has formed an Economic Development Task Force to work through the Implementation Plan associated with the General Plan. She added some implementation strategies outlined in the plan are already underway.

Commissioner Nguyen inquired how the relationship with the school districts works regarding the use of school facilities. Senior Associate Amanda Tropiano explained that facilities are managed by the School District currently; however, as we pursue a joint use facility agreement, that responsibility will be evaluated at the time the agreement is formed. Associate Planner Steve Ratkay further explained that although

the General Plan is a policy document and calls for the City to take certain actions, it does not create the agreement.

VICE CHAIR MANZO OPENED THE PUBLIC HEARING AND ASKED IF THERE WERE ANY SPEAKERS WISHING TO SPEAK; THERE BEING NO SPEAKERS, VICE CHAIR MANZO CLOSED THE PUBLIC HEARING.

Motion was made by Commissioner Rice, and seconded by Commissioner Nguyen, to recommend to the Mayor and City Council to adopt a Resolution Certifying the Environmental Impact Report related to the 2016 General Plan; The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

Motion was made by Vice Chair Manzo, and seconded by Commissioner Rice, to recommend to the Mayor and City Council to adopt a Resolution Adopting the 2016 General Plan. The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

Motion was made by Commissioner Nguyen, and seconded by Commissioner Rice, to recommend to the Mayor and City Council to adopt a Resolution Adopting the Implementation Plan to the 2016 General Plan. The motion carried (3-0) with the following vote:

AYES: NGUYEN, MANZO, RICE
NOES: NONE
ABSENT: ANDERSON, VO

9. REGULAR BUSINESS - None

10. REPORTS - None

10.1.MATTERS FROM THE PLANNING COMMISSION - None

10.2.AB 1234 Reports – None

11. ADJOURNMENT – The meeting was adjourned at 6:53 p.m. to a regular meeting on Wednesday, September 7, 2016 at 6:30 p.m. in the City Council Chambers.

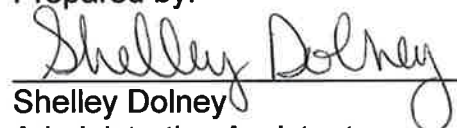


Carlos Manzo
Vice Chairman



Brian Fisk
Planning Commission Secretary

Prepared by:



Shelley Dolney
Administrative Assistant